

073.0

0001

0021.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

841,700 / 841,700

USE VALUE:

841,700 / 841,700

ASSESSED:

841,700 / 841,700


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
42		COLUMBIA RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MILLER MATTHEW D & NAZILA S	
Owner 2:	
Owner 3:	
Street 1: 42 COLUMBIA RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: DEVITO JOHN F & CAROLE A -	
Owner 2: -	
Street 1: 42 COLUMBIA ROAD	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry	Own Occ:	Y
Postal: 02474	Type:		

NARRATIVE DESCRIPTION	
This parcel contains .184 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1955, having primarily Vinyl Exterior and 2993 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

BUILDING PERMITS								
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/8/2020	1042	Wood Dec	30,900	C				
6/27/2013	976	Manual	8,500	C				
8/15/2003	710	Redo Kit	10,000	C		G6	GR FY06	
4/20/1994	133		15,000					20X24 ADDITION
11/26/1993	587		4,000					FOUNDATION

ACTIVITY INFORMATION			
Date	Result	By	Name
9/20/2019	SQ Returned	JO	Jenny O
10/30/2018	Info By Phon	DGM	D Mann
9/10/2018	MEAS&NOTICE	BS	Barbara S
5/1/2014	External Ins	PC	PHIL C
7/10/2013	Info Fm Prmt	EMK	Eilen K
6/2/2009	Info At Door	189	PATRIOT
6/27/2005	Permit Visit	BR	B Rossignol
11/3/1999	Mailer Sent		
10/13/1999	Measured	243	PATRIOT
Sign:	VERIFICATION OF VISIT NOT DATA		

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8022		Sq. Ft.	Site		0	70.	0.82	12									462,462						462,500	

Total AC/HA: 0.18416

Total SF/SM: 8022

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 462,462

Spl Credit

Total: 462,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 21 - Split Level		Full Bath: 2	Rating: Good														
Sty Ht: 1 - 1 Story		A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1	3/4 Bath: 1	Rating: Good														
Foundation: 1 - Concrete		A 3QBth:	Rating:														
Frame: 1 - Wood		1/2 Bath: 1	Rating:														
Prime Wall: 4 - Vinyl		A HBth:	Rating:														
Sec Wall: 16 - Stone Vene 12%		OthrFix:	Rating:														
Roof Struct: 4 - Flat		OTHER FEATURES															
Roof Cover: 4 - Tar & Gravel		Kits: 1	Rating: Very Good														
Color: WHITE		A Kits:	Rating:														
View / Desir:		Fpl: 1	Rating: Good														
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average				CONDOS INFORMATION													
Year Blt: 1955	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdct: G19	Fact: .			Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD	Phys Cond: GD - Good	18. %		Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wal 2 - Plaster	Functional:		%	Interior:	1	6	3	1									
Sec Int Wall:	Economic:		%	Additions:													
Partition: T - Typical	Special:		%	Kitchen: 2003													
Prim Floors: 3 - Hardwood	Override:		%	Baths:													
Sec Floors:	Total:	18.6	%	Plumbing:													
Bsmnt Flr: 12 - Concrete				Electric:													
Subfloor:				Heating:													
Bsmnt Gar: 2				General:													
Electric: 3 - Typical				Totals	1	6	3										
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 1 - Forced H/Air																	
# Heat Sys: 1																	
% Heated: 100																	
Solar HW: NO	% AC: 100																
% Com Wal	% Sprinkled																
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 073-0-0001-0021.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
19	Patio	D	Y	1 15X17		A	AV	1955	3.72	T	40.8	101			600		600
96	Whirl Pool	D	S	1 5X5		A	AV	1998	500.00	T	16.8	101			10,400		10,400
More: N	Total Yard Items:	600	Total Special Features:	10,400	Total:	11,000											
RESIDENTIAL GRID				SKETCH													
SUB AREA				SUB AREA DETAIL													
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
BMT	Basement	2,138	42,420	90,693	BMT	100	RRM		40	A							
FFL	First Floor	2,138	112,220	239,927													
WDK	Deck	264	9,630	2,541													
PAT	Patio	55	5,900	325													
Net Sketched Area: 4,595				Total: 333,486													
Size Ad	2138	Gross Area	4595	FinArea	2993												
IMAGE				AssessPro Patriot Properties, Inc													